

Doc 75026

MEMORANDUM

MARCH 21, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 28 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	4	2		
Back Bay	1			
Beacon Hill				
Charlestown				
Chinatown				
City Proper				
Dorchester	1	1		
East Boston	2			
Fenway				
Government Center				
Hyde Park				
Jamaica Plain	1			1
Kenmore	3			
Mattapan				
North End				
Roslindale				
Roxbury	3			
South Boston	1			
South Cove				
South End	2		1	1
West Roxbury	1			1

Allston-Brighton

- Approval Z-10841. 152-164 Chestnut Hill Avenue, stores and bakery.
- Approval Z-11306. 45 Aldie Street, rear addition.
- Denial Z-11307. 1 Amboy Street, two family dwelling.
- Approval Z-11314. 287 Summit Avenue, one to three family dwelling, new porches.
- Approval Z-11316. 12 Holton Street, enclose rear porch.
- Denial Z-11139. 288 Washington Street, take-out restaurant.

Back Bay

Charlestown

- Approval Z-11309. 274 Clarendon Street, roof deck addition.

Dorchester

- Approval Z-11287. 4 Draper Street, enclose porch.
- Denial Z-11294. 38 Msgr. P.J. Lydon Way, two to three family dwelling.

East Boston

- Approval Z-11202. 31 Seaview Avenue, legalize two family dwelling.
- Approval Z-11312. 22-24 Gladstone Street, porch additions.

Jamaica Plain

- Deferral Z-11296. 23-27 Plainfield Street, review with neighbors and community.
- Approval Z-11259. 347-347C Centre Street, two to three family dwelling.

Kenmore

- Approval Z-11298. 472 Commonwealth Avenue, retail stores, apartment, offices.
- Approval Z-11299-11301. 25-37 Yawkey Way and 110-114 Brookline Avenue, basement parking.
- Approval Z-11305. 464 Commonwealth Avenue, florist shop.

Roslindale

- Deferral Z-11258. 660-674 American Legion Highway, inadequate plans.

Roxbury

Approval Z-11281- 34 & 40 Dimock Street, group care residence.
11282.

Approval Z-10947. 1 Centre Place, four to three family dwelling.

Approval Z-11130. 1914-1920 Washington Street, two apartments, artists studios, statuary.

Z-11137. 301 Warren Street. Take-out restaurant.

South Boston

Deferral Z-10911 20-40 and 29-35 Old Harbor Street, erect convent
& 11402. structure, additions to nursing home.

South End

Denial Z-11015. 34 Bradford Street, three family dwelling.
without
Prejudice

Deferral Z-11199. 522 Columbus Avenue, review with Neighborhood Association.

Approval Z-11313. 47 Warren Avenue, seven to eight lodgers.

Approval Z-11357. 609-613 Albany Street, three story addition.

West Roxbury

Deferral Z-11310. 267 Stratford Street, rear addition.

Approval Z-11317. 56 Summer Street, rear addition.

BOARD OF APPEAL REFERRALS

MARCH 24, 1988

Hearing

- | | | | |
|------|----------------------|---------|--|
| 1. | Z-10841 | 4/5/88 | Waycon of Boston, Inc.
152-164 Chestnut Hill Avenue, Brighton |
| 2. | Z-10911 &
Z-11402 | 4/5/88 | Carmelite Sisters for the Aged & Infirm
20-40 & 29-35 Old Harbor Street, South Boston |
| 3. | Z-10947 | 4/5/88 | Mark B. Trafton
1 Centre Place, Roxbury |
| 4. | Z-11015 | 3/29/88 | Larry Hock
34 Bradford Street, Boston |
| 5. | Z-11130 | 4/5/88 | Lino Giust
1914-1920 Washington Street, Roxbury |
| 6. | Z-11139 | 4/5/88 | Thomas Murphy
288 Washington Street, Brighton |
| 7. | Z-11199 | 4/5/88 | Patrick J. Glynn
522 Columbus Avenue, Boston |
| 8. | Z-11202 | 3/29/88 | Stephen A. Donahue
31 Seaview Avenue, East Boston |
| 9. | Z-11258 | 3/29/88 | Daniel J. Quirk
660-674 American Legion Highway, Roslindale |
| 10. | Z-11259 | 3/29/88 | Salvador Rizzo
347-347C Centre Street, Jamaica Plain |
| 11. | Z-11281-11282 | 3/29/88 | New England Hospital
34 & 40 Dimock Street, Roxbury |
| *12. | Z-11287-10779 | 3/29/88 | Peter Rendall
4 Draper Street, Dorchester |
| *13. | Z-11294 | 3/29/88 | Michael & Robin M. McLoud
38 Msgr. P.J. Lydon Way, Dorchester |
| 14. | Z-11296 | 3/29/88 | Maureen & Robert Pierotti
23-27 Plainfield Street, Jamaica Plain |
| 15. | Z-11298 | 3/29/88 | Port Lyautey Realty Trust
472 Commonwealth Avenue, Boston |
| 16. | Z-11299-11301 | 3/29/88 | Twins Realty Trust
25-37 Yawkey Way & 110-114 Brookline Avenue
Boston |

*not included in original submission

BOARD OF APPEAL REFERRALS

MARCH 24, 1988

Hearing

17.	Z-11305	3/29/88	Tymh Realty Trust 464 Commonwealth Avenue, Boston
18.	Z-11306	4/5/88	Charles J. Crowley 45 Aldie Street, Allston
19.	Z-11307	4/5/88	Donald J. MacKinnon 1 Amboy Street, Brighton
20.	Z-11309	4/5/88	Thomas W. Nicholson 274 Clarendon Street, Boston
21.	Z-11310	4/5/88	Charles L. & Ann V. McDevitt 267 Stratford Street, West Roxbury
22.	Z-11312	4/5/88	Bruce E. Peck III 22-24 Gladstone Street, East Boston
23.	Z-11313	4/5/88	Glen LaRoche 47 Warren Avenue, Boston
24.	Z-11314	4/5/88	Robert T. Davis 287 Summit Avenue, Brighton
25.	Z-11316	4/5/88	Edward E. White, Jr. 12 Holton Street, Allston
26.	Z-11317	4/5/88	Jean Scagnoli 56 Summer Street, West Roxbury
27.	Z-11357	3/29/88	Robert F. Walsh & Associates 609-613 Albany Street, Boston
*28.	Z-10778-10779	3/29/88	Vincent Marino 8-10 Fort Avenue, Roxbury

*not included in original submission

Hearing: 4/5/88 Z-10841
Waycon of Boston, Inc.
152-164 Chestnut Hill Avenue
Brighton

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from stores to stores and bakery.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-10841, Waycon of Boston, Inc., 152-164 Chestnut Hill Avenue, Brighton, for change of occupancy from stores to stores and bakery in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that appellant present agreement with Allston-Brighton PZAC with respect to security, hours of operation, and lighting to the Board of Appeal and that said agreement be made part of the Board of Appeal decision.



Z-10841

152-164 CHESTNUT HILL AVE. BOSTON

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88 Z-10911 & Z-11402
Carmelite Sisters for the Aged & Infirm
20-40 & 29-35 Old Harbor Street
South Boston

Site: 6,750 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect four-story convent structure; erect additions
to existing nursing home.

Violation(s): Insufficient lot area and off-street parking.
Excessive floor area ratio.

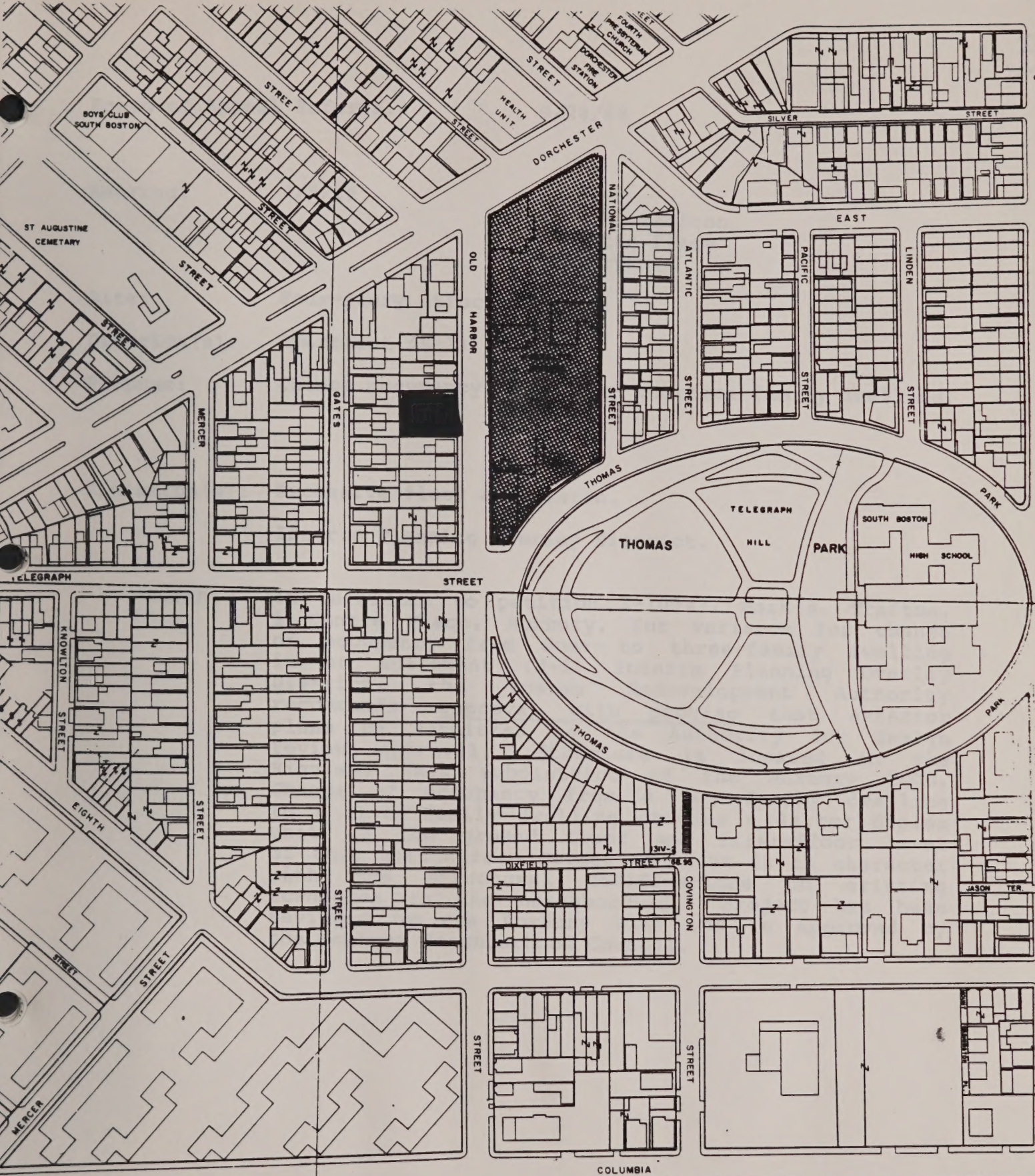
VOTED: In reference to petitions Z-10911 & Z-11402, Carmelite Sisters for the Aged & Infirm, 20-40 & 29-35 Old Harbor Street, South Boston, for four variances to erect convent structure and erect additions to existing nursing home in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until further review by the Authority and community. A number of area residents have responded to the Authority's letter to abutters and have expressed the following concerns:

- institutional encroachment into a residential neighborhood (convent)
- increase in truck and auto traffic
- lack of on-street parking
- possible conversion to condominiums (convent)
- noise (laundry exhaust)
- crumbling retaining wall (convent site).

On March 10, Authority staff met with the appellant and their architect and discussed design issues and impacts on the neighborhood. Staff recommended, and the appellant agreed, to request a deferral at the Board of Appeal. A meeting with immediate abutters is tentatively scheduled for March 23, 1988. Authority has recommended to the appellant that a more comprehensive neighborhood meeting be scheduled at a later date.

*Board with out
page 2*

*until further
review by the
Authority & Community*



Z-1000 & 11002

20-35 & 20-40 OLD HARBOR ST. SOUTH BOSTON

OLD HARBOR ST. SOUTH BOSTON

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88 Z-10947
Mark B. Trafton
1 Centre Place
Roxbury

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four- to three-family dwelling.

Violation(s): Excessive floor area ratio.
Interim Planning Overlay District.

VOTED: In reference to petition Z-10947, Mark B. Trafton, 1 Centre Place, Roxbury, for variance for change of occupancy from four- to three-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Structure is located in the Highland Park subdistrict of the Roxbury IPOD. Change of occupancy from a four-family dwelling to a three-family dwelling creates a larger duplex unit on the ground floor and first-floor level of this structure. Dormer addition is in character with the structural modifications on existing rowhouses in the neighborhood. Project has been reviewed by the Roxbury PZAC and is approved by the Roxbury Neighborhood Council.



10947 CENTRE PL. ROXBURY

Board of Appeal Referrals

3/24/88

Hearing: 3/29/88

Z-11015
Larry Hock
34 Bradford Street
Boston

Site: Vacant land

District(s): Apartment (H-2)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient open space and front yard.

VOTED: In reference to petition Z-11015, Larry Hock, 34 Bradford Street, Boston, for two variances to erect a three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Authority Land Disposition Agreement in 1978 restricted use of property to off-street parking and open space. Appellant should consult Authority with respect to this petition.



Z-11015 34 BRADFORD ST. BOSTON

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88 Z-11130
Lino Giust
1914-1920 Washington Street
Roxbury

Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from three-family dwelling to
two apartments, two artists' studios, and statuary.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11130, Lino Giust, 1914-1920 Washington Street, Roxbury, for change of occupancy from three-family dwelling to two apartments, two artists' studios, and statuary in a manufacturing (M-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The change of occupancy to a statuary, two artists' studios, and two apartments has been an existing condition for over twenty-five years. Structure is a typical three-story commercial/residential building located along the Washington Street Corridor with the commercial use located on the first floor, and the residential units located on the upper floors. Proposal will not change the current occupancy. Existing uses are compatible with the local Washington Street businesses. Project has been reviewed by the Roxbury PZAC and approved by the Roxbury Neighborhood Council.



Z-11130 1914-1920 WASHINGTON ST. ROXBURY

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88 Z-11139
Thomas Murphy
288 Washington Street
Brighton

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from gas station to take-out restaurant.

Violation(s): Take-out restaurant is conditional use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-11139, Thomas Murphy, 288 Washington Street, Brighton, for conditional use for change of occupancy from gas station to take-out restaurant in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. A take-out restaurant at this very important intersection is inappropriate, will generate a high volume of pedestrian and vehicular traffic, would not promote the location as a gateway to the community nor enhance the aesthetic character of the newly renovated Boston Police Department structure and does not meet the IPOD goals and objectives for the Boulevard Planning Districts.



2-11139 288 WASHINGTON ST. BRIGHTON

Hearing: 4/5/88 Z-11199
Patrick J. Glynn
522 Columbus Avenue
Boston

Site: Four-story structure

District(s): Local business (L-2)

Purpose: Change occupancy from two to six apartments; extend second-floor balcony; erect rear and roofdecks.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-11199, Patrick J. Glynn, 522 Columbus Avenue, Boston, for three variances for change of occupancy from two to six apartments, to extend second-floor balcony, and erect rear and roofdecks in a local business (L-2) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with the Claremont Neighborhood Association and addresses their concerns. Inspectional Services Department's initial application indicates appellant proposes to erect rear decks and roofdeck in a restricted roof structure district which was inadvertently not cited in refusal letter.



Z-11199 522 COLUMBUS AVE. BOSTON

Board of Appeal Referrals

3/24/88

Hearing: 3/29/88 Z-11202
Stephen A. Donahue
31 Seaview Avenue
East Boston

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.
Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11202, Stephen A. Donahue, 31 Seaview Avenue, East Boston, for forbidden use and two variances to legalize occupancy for two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition. Abutters and neighbors have no objections.



Z-11202 31 SEAVIEW AVE. EAST BOSTON

Hearing: 3/29/88

Z-11258

Daniel J. Quirk

660-674 American Legion Highway
Roslindale

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from retail store to same and
auto parts store; erect sign.

Violation(s): Auto parts store is conditional use.

Excessive sign area.

VOTED: In reference to petition Z-11258, Daniel J. Quirk, 660-674 American Legion Highway, Roslindale, for two conditional uses for change of occupancy from retail store to same and auto parts store and erect sign in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that appellant submit and obtain BRA design review approval for comprehensive plans for sign. Plans do not indicate materials nor manner in which sign will be affixed to the building and are ambiguous in that elevations appear to indicate refurbishing of existing storefront.



Z-11258 660-674 AMERICAN LEGION HWY. ROSLINDALE

Board of Appeal Referrals

3/24/88

Hearing: 3/29/88

Z-11259
Salvador Rizzo
347-347C Centre Street
Jamaica Plain

Site: 2½-Story structure

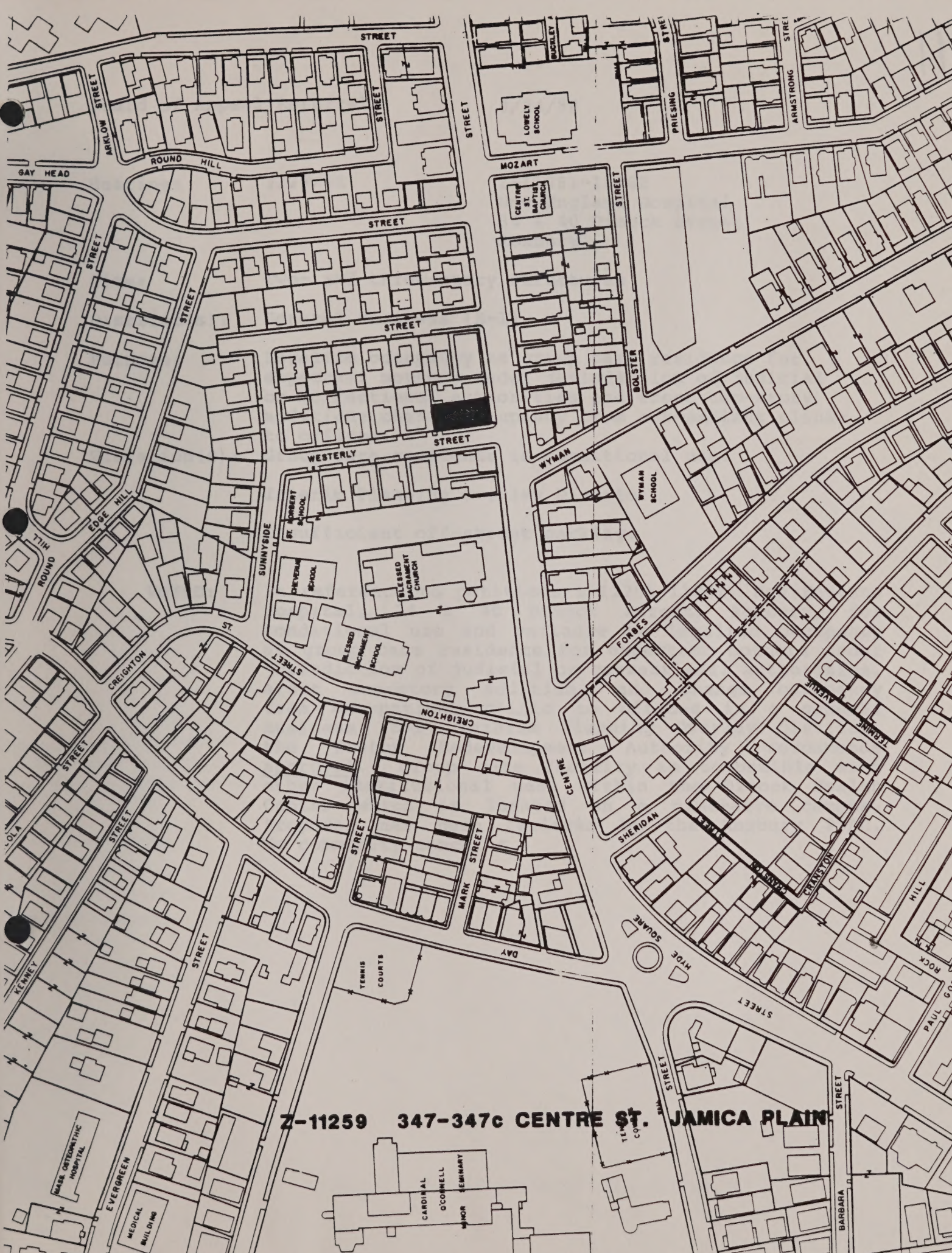
District(s): Local business (L-.5)

Purpose: Change occupancy from two-family dwelling and restaurant to three-family dwelling and restaurant.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11259, Salvador Rizzo, 347-347C Centre Street, Jamaica Plain, for conditional use and two variances for change of occupancy from two-family dwelling and restaurant to three-family dwelling and restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Three-family dwelling is consistent with two- and three-family dwelling and commercial uses in the area. Hyde Square Businessmen and Resident Association supports proposal.



Z-11259 347-347c CENTRE ST. JAMICA PLAIN

Board of Appeal Referrals

3/24/88

Hearing: 3/29/88

Z-11281-11282
New England Hospital
34 & 40 Dimock Street
Roxbury

Site: Two- and three-story structures

District(s): General business (B-1)

Purpose: Legalize occupancy as group care residence for expectant mothers under jurisdiction of judicial or correctional authorities and erect two-story addition; change occupancy from out-patient clinic to offices.

Violation(s): Group care residence is conditional use.

Interim Planning Overlay District.

Insufficient off-street parking.

VOTED: In reference to petitions Z-11281-11282, New England Hospital, 34 & 40 Dimock Street, Roxbury, for conditional use and variance to legalize occupancy as group care residence for expectant mothers under jurisdiction of judicial or correctional authorities, erect two-story addition, and change occupancy from out-patient clinic to offices in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Group care facility is compatible with other institutional uses within the Dimock Health Center which is located on a nine-acre campus. Proposal has been reviewed by the Roxbury PZAC. No community concerns.



Z-11281 34+40 DIMOCK ST. ROXBURY

Board of Appeal Referrals

3/24/88

Hearing: 3/29/88

Z-11287
Peter Rendall
4 Draper Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porch of four-unit apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient side yard.

VOTED: In reference to petition Z-11287, Peter Rendall, 4 Draper Street, Dorchester, for two variances to enclose rear porch of four-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The existing three-story porch is in need of extensive repair to make it structurally sound. Enclosure of the second story will allow additional living space without expanding the exterior dimensions of the structure.



2-11287 4 DRAPER ST. DORCHESTER

Hearing: 3/29/88

Z-11294
Michael & Robin M. McLoud
38 Msgr. P.J. Lydon Way
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space,
and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-11294, Michael & Robin M. McLoud, 38 Msgr. P.J. Lydon Way, Dorchester, for forbidden use and six variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The change of occupancy would set a precedent which would alter the existing pattern along this side of the street. This is an extremely dense neighborhood with a shortage of off-street parking and open space. To allow this conversion would further impact an already dense neighborhood.

J.L. CRONIN
PLAYGROUND



Z-11294

38 MSGR. P. J. LYDON WAY DORCHESTER

Board of Appeal Referrals

3/24/88

Hearing: 3/29/88 Z-11296
Maureen & Robert Pierotti
23-27 Plainfield Street
Jamaica Plain

Site: 3,600 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, open space, front, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-11296, Maureen & Robert Pierotti, 23-27 Plainfield Street, Jamaica Plain, for six variances to erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until appellant reviews project with immediate neighbors and community. Concerns are: parking placement, open space, and architectural conformity. Modular housing presents problems with architectural harmony in older neighborhoods. Neighborhood contains many triple deckers and older apartment buildings. The design of proposed dwelling is box-like and severe. Materials and design do not blend in or compliment the surrounding neighborhood. Parking scheme indicating parking at both the corner of Brookley Road and Plainfield Street and between proposed building and neighborhood building would make the parked cars highly visible and impair the street facade. Such a parking arrangement would create a negative precedent for this area.



Z-11298 23-27 PLAINFIELD ST. JAMICA PLAIN

Board of Appeal Referrals

3/24/88

Hearing: 3/29/88

Z-11298
Port Lyautey Realty Trust
472 Commonwealth Avenue
Boston

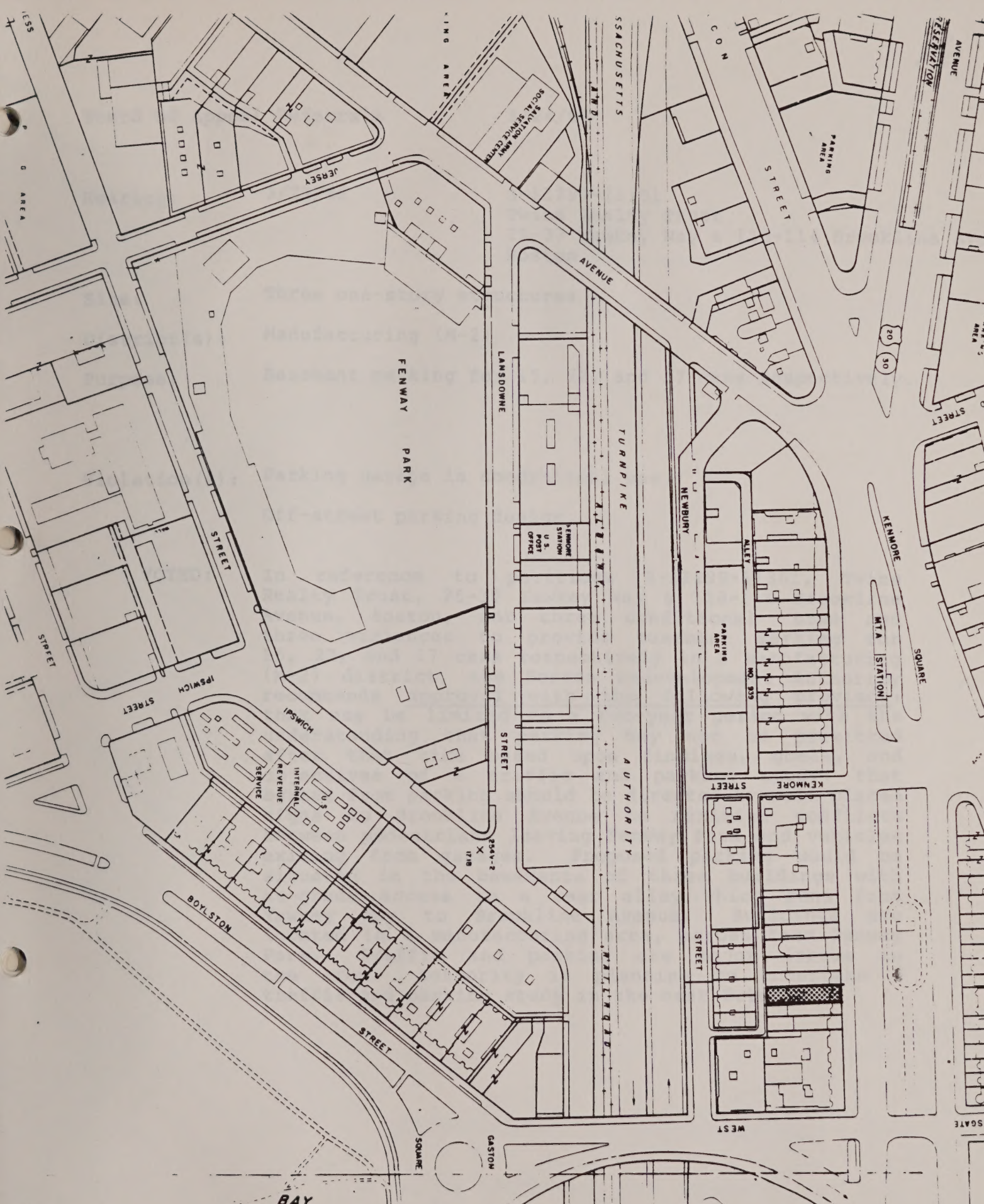
Site: Five-story structure

District(s): Apartment (H-4)

Purpose: Change occupancy from offices to one apartment, offices, and retail stores.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-11298, Port Lyautey Realty Trust, 472 Commonwealth Avenue, Boston, for change in nonconforming use for change of occupancy from offices to one apartment, offices, and retail stores in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval. Retail uses consistent with the mixed residential-commercial Kenmore Square area.



Z-11298 472 COMMONWEALTH AVE. BOSTON

Board of Appeal Referrals

3/24/88

Hearing: 3/29/88 Z-11299-11301
Twins Realty Trust
25-37 Yawkey Way & 110-114 Brookline Ave
Boston

Site: Three one-story structures

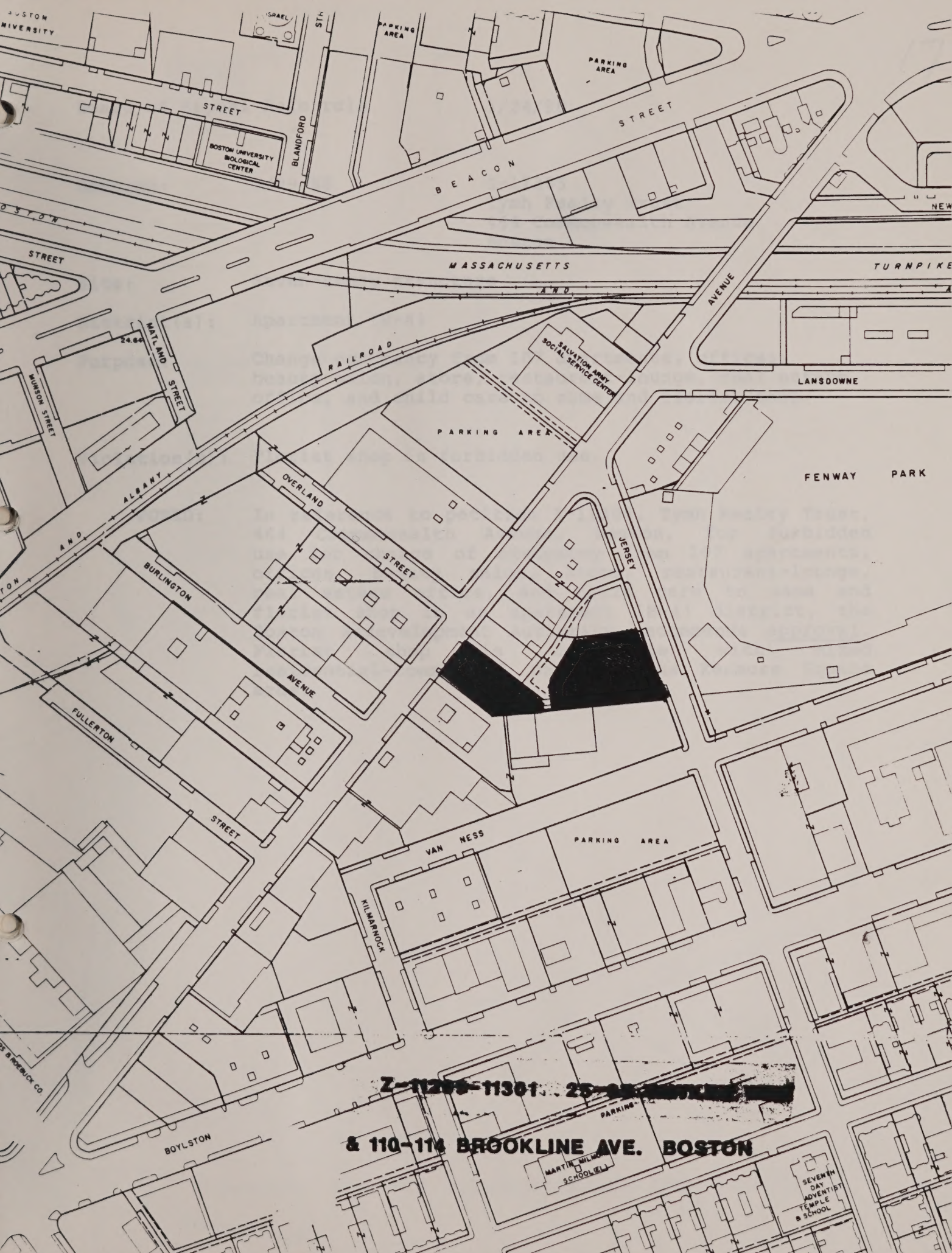
District(s): Manufacturing (M-2)

Purpose: Basement parking for 15, 22, and 17 cars respectively.

Violation(s): Parking garage is conditional use.

Off-street parking design.

VOTED: In reference to petitions Z-11299-11301, Twins Realty Trust, 25-37 Yawkey Way & 110-114 Brookline Avenue, Boston, for three conditional uses and three variances to provide basement parking for 15, 22, and 17 cars respectively in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that use be limited to a two-year period with the understanding that parking may not be permitted after that time based upon findings, goals, and objectives of a traffic and parking study; that egress from parking should be directed by well-placed signs to Brookline Avenue to minimize conflicts between pedestrians leaving Fenway Park and vehicles exiting from garages. Proposed parking would be situated in the basements of three buildings with at-grade access to a rear alley which runs from Yawkey Way to Brookline Avenue. Buildings are located in a manufacturing area, across from Fenway Park. Traffic and parking are major issues in the area. Authority is planning to undertake a traffic and parking study in the near future.



Z-11285-11301 25-02

& 110-114 BROOKLINE AVE. BOSTON

Board of Appeal Referrals

3/24/88

Hearing: 3/29/88

Z-11305
Tymh Realty Trust
464 Commonwealth Avenue
Boston

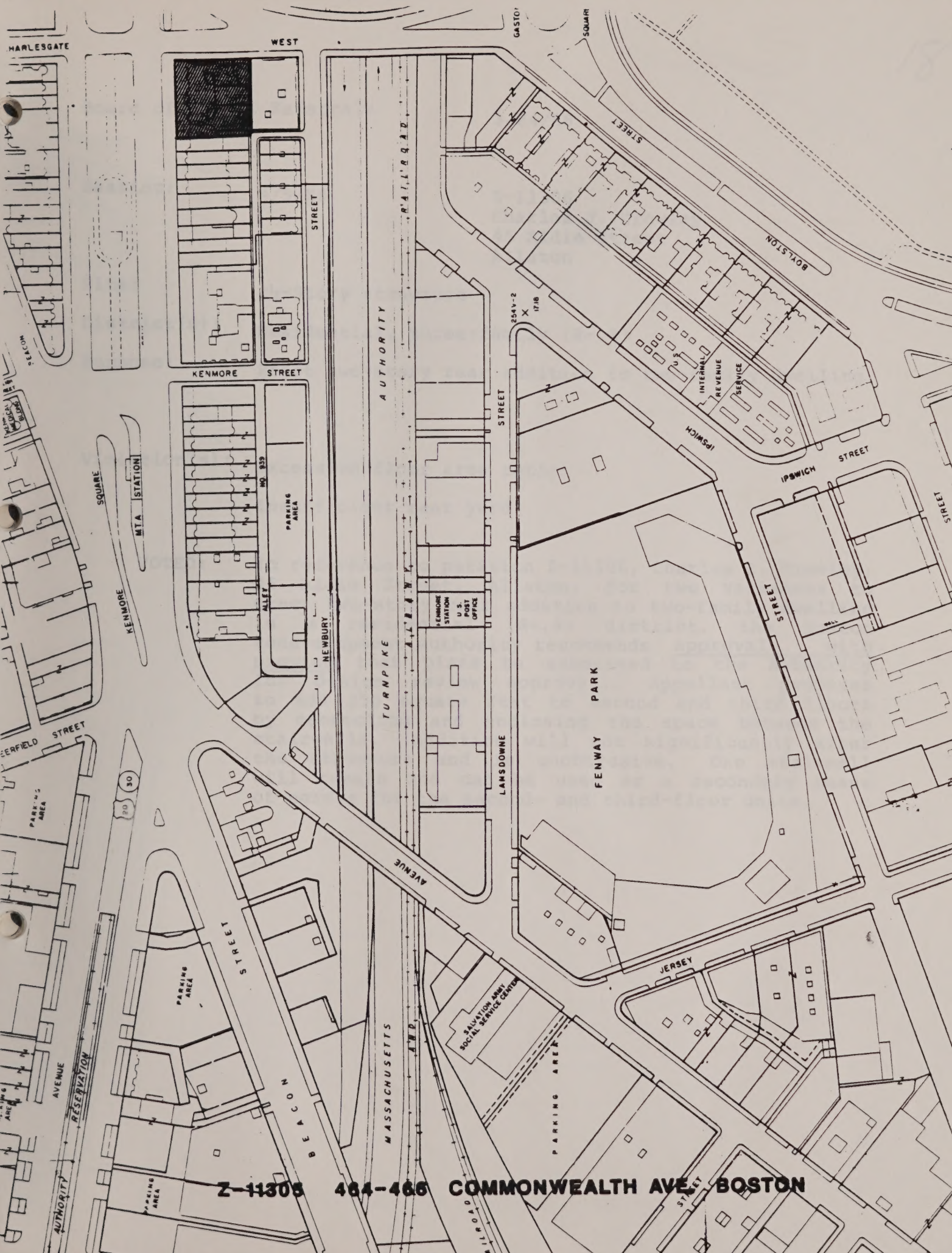
Site: Seven-story structure

District(s): Apartment (H-4)

Purpose: Change occupancy from 107 apartments, offices, beauty salon, store, restaurant-lounge, real estate office, and child care to same and florist shop.

Violation(s): Florist shop is forbidden use.

VOTED: In reference to petition Z-11305, Tymh Realty Trust, 464 Commonwealth Avenue, Boston, for forbidden use for change of occupancy from 107 apartments, offices, beauty salon, store, restaurant-lounge, real estate office, and child care to same and florist shop in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval. Florist shop is compatible with mixed residential-commercial uses in the Kenmore Square area.



Z-11305 464-466 COMMONWEALTH AVE. BOSTON

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88

Z-11306
Charles J. Crowley
45 Aldie Street
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect two-story rear addition to two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11306, Charles J. Crowley, 45 Aldie Street, Allston, for two variances to erect two-story rear addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant proposes to add 250 square feet to second and third floors by connecting and enclosing the space between the stairwells. Addition will not significantly alter the structure and is unobtrusive. One stairwell will remain and can be used as a secondary means of egress for the second- and third-floor units.



Z-11306 45 ALDIE ST. ALLSTON

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88 Z-11307
Donald J. MacKinnon
1 Amboy Street
Brighton

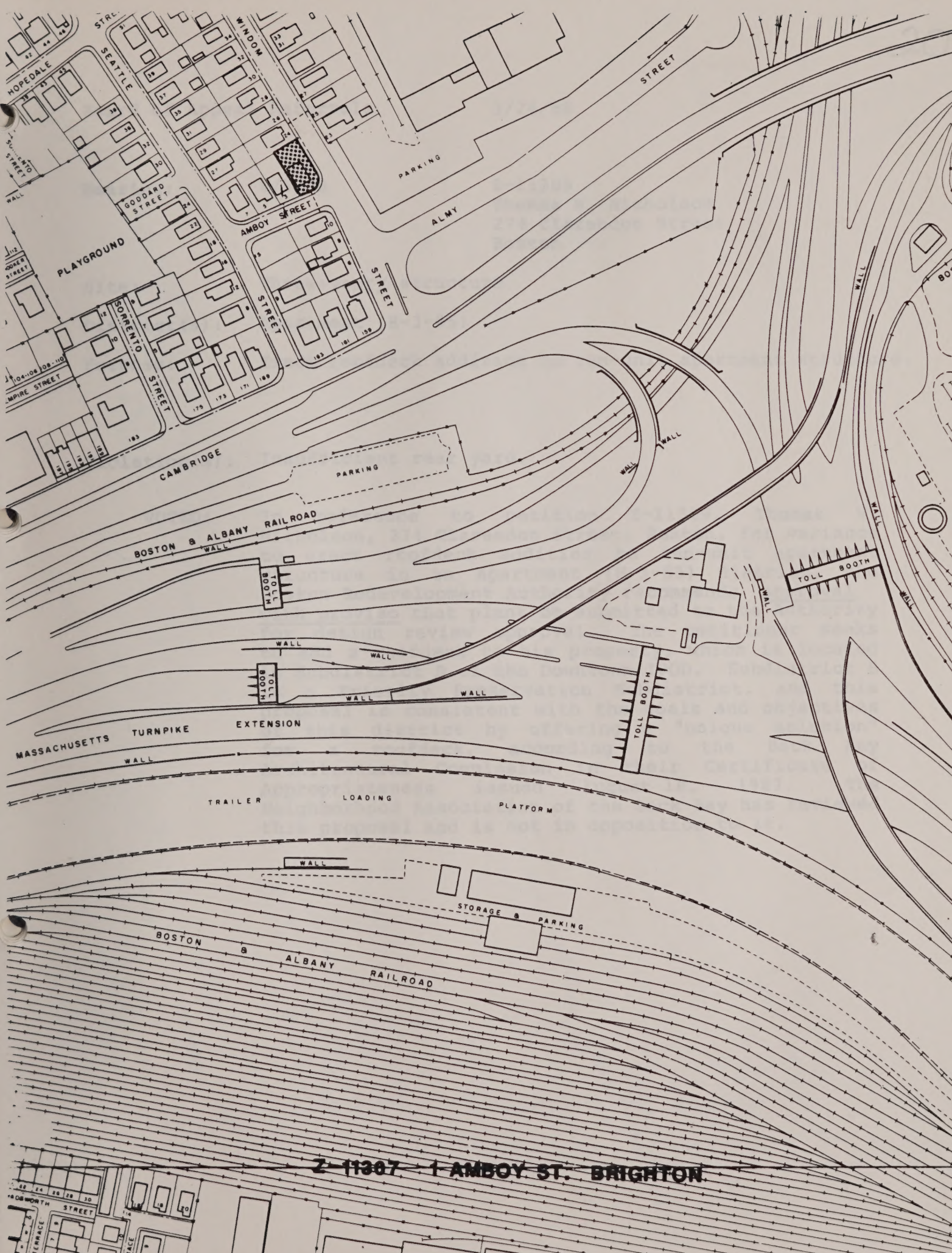
Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11307, Donald J. MacKinnon, 1 Amboy Street, Brighton, for two variances to legalize occupancy as two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. According to the assessor's records, all homes on this block of Amboy Street, including 1 Amboy Street, are taxed as one-family dwellings. The Allston-Brighton Planning and Zoning Advisory Committee has repeatedly stressed its concern over increases in density in all of Allston-Brighton's neighborhoods. A change in occupancy on this street would create a negative precedent and encourage similar changes in occupancy.



2-11367-1 AMBOY ST. BRIGHTON

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88 Z-11309
Thomas W. Nicholson
274 Clarendon Street
Boston

Site: Three-story structure

District(s): Apartment (H-3-65)

Purpose: Erect roofdeck addition to ten-unit apartment structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11309, Thomas W. Nicholson, 274 Clarendon Street, Boston, for variance to erect roofdeck addition to ten-unit apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The petitioner seeks to add a roofdeck to his property, which is located in Subdistrict B of the Downtown IPD. Subdistrict B is a Priority Preservation Subdistrict, and this proposal is consistent with the goals and objectives of this district by offering a "unique solution" for a roofdeck, according to the Back Bay Architectural Commission in their Certificate of Appropriateness issued August 18, 1987. The Neighborhood Association of the Back Bay has reviewed this proposal and is not in opposition to it.



Z-11309 274 CLAREDON ST. BOSTON

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88 Z-11310
Charles L. & Ann V. McDevitt
267 Stratford Street
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11310, Charles L. & Ann V. McDevitt, 267 Stratford Street, West Roxbury, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral until appellant meets with the Stratford/Clement Street Neighborhood Association, concerning the implications of the precedent as well as reviewing more detailed construction plans with respect to building materials and visual impact to abutters.

Approval



Z-11310 267 STRATFORD ST. WEST ROXBURY

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88

Z-11312
Bruce E. Peck III
22-24 Gladstone Street
East Boston

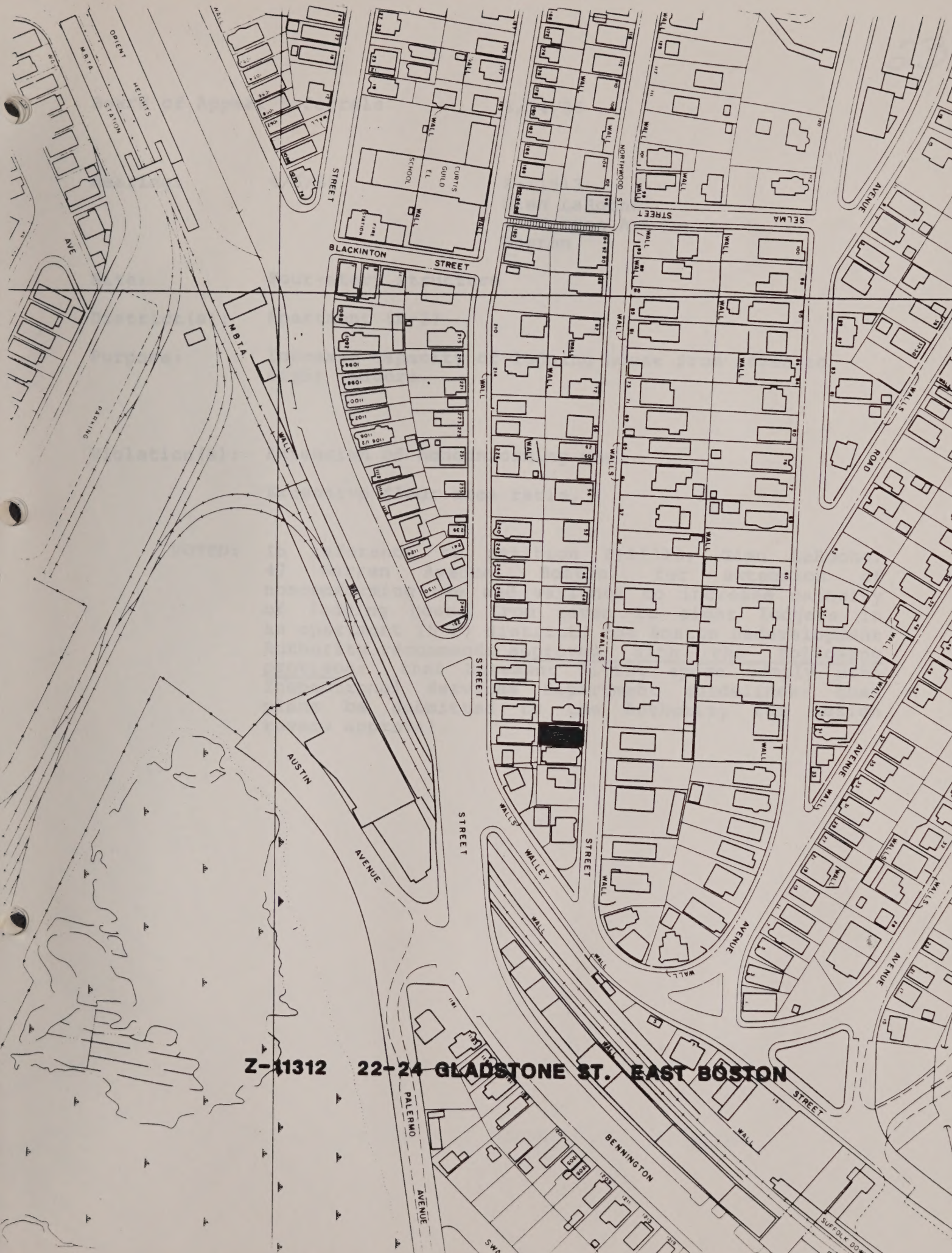
Site: 3½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect three rear porch additions to three-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-11312, Bruce E. Peck III, 22-24 Gladstone Street, East Boston, for two variances to erect three rear porch addition to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that new porches do not extend beyond existing dimensions and that plans be submitted to the Authority for design review approval. Porches and stairs will replace old fire escape. Abutter has expressed concern with respect to encroachment on her property.



Z-11312 22-24 GLADSTONE ST. EAST BOSTON

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88 Z-11313
Glen LaRoche
47 Warren Avenue
Boston

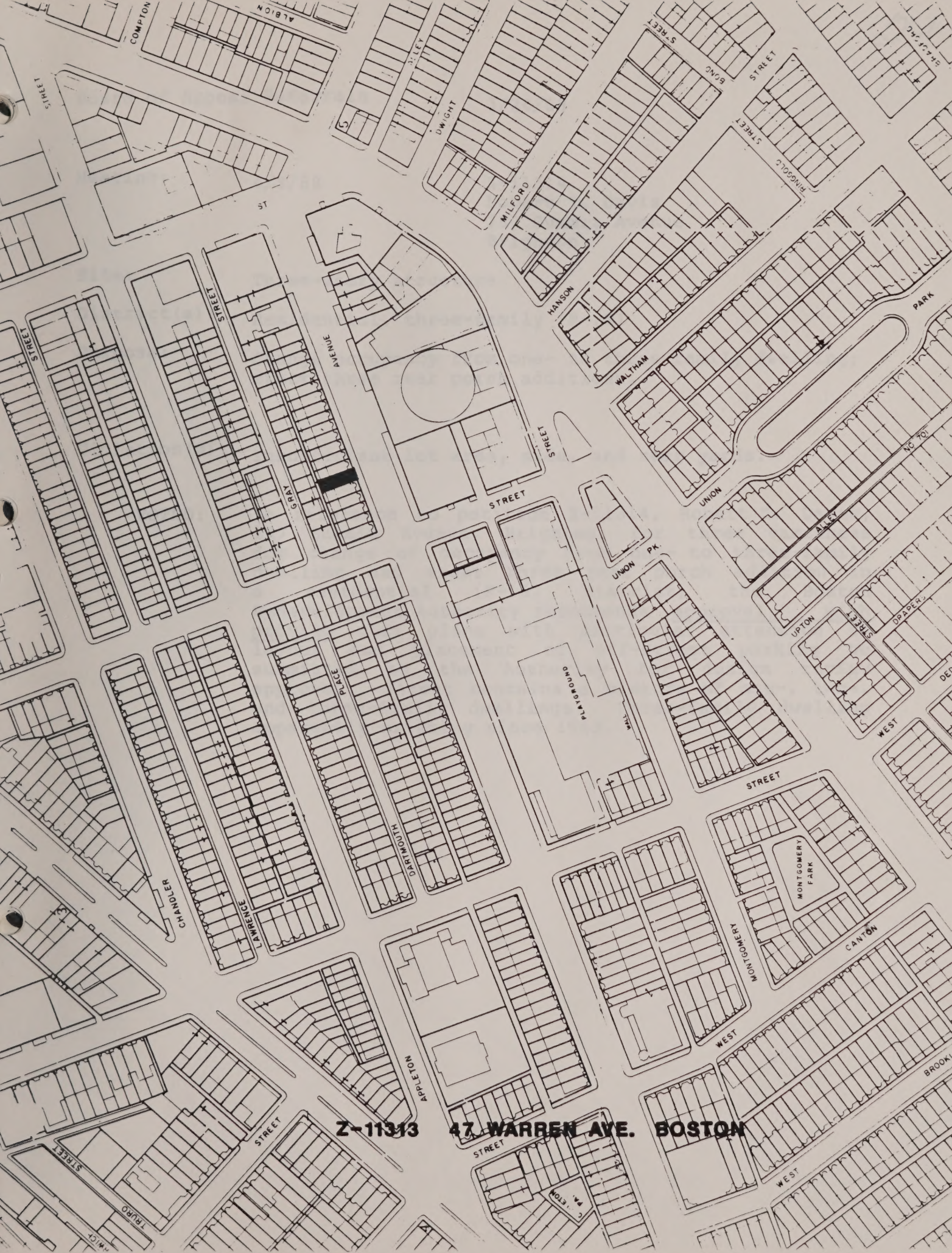
Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Increase capacity of lodging house from seven to eight lodgers.

Violation(s): Extension of nonconforming use.
Excessive floor area ratio.

VOTED: In reference to petition Z-11313, Glen LaRoche, 47 Warren Avenue, Boston, for extension of nonconforming use and variance to increase capacity of lodging house from seven to eight lodgers in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that basement living space comply with Inspectional Services Department guidelines; that plans be submitted to the Authority for design review approval.



Z-11313 47 WARREN AVE. BOSTON

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88 Z-11314
Robert T. Davis
287 Summit Avenue
Brighton

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to three-family dwelling;
erect three rear porch additions.

Violation(s): Insufficient lot area, side, and rear yards.

VOTED: In reference to petition Z-11314, Robert T. Davis, 287 Summit Avenue, Brighton, for three variances for change of occupancy from one- to three-family dwelling and erect three rear porch addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to layout and placement of off-street parking be submitted to the Authority for design review approval. Street contains a mixture of one-, two-, and three-family dwellings. Three-family dwelling apparently existing since 1968.



695 E
488 N

2-11314 287 SUMMIT AVE. BOSTON

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88 Z-11316
Edward E. White, Jr.
12 Holton Street
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porch of one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11316, Edward E. White, Jr., 12 Holton Street, Allston, for variance to enclose rear porch addition of one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing side yard deficiency will not be increased.



2-11316 12 HOLTON ST, ALLSTON

Board of Appeal Referrals

3/24/88

Hearing: 4/5/88 Z-11317
Jean Scagnoli
56 Summer Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11317, Jean Scagnoli, 56 Summer Street, West Roxbury, for variance to erect two-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to building materials and facade treatment be submitted to the Authority for design review approval. Existing one-foot side yard deficiency will not be increased. Appellant stated on initial ISD application that the addition would be 46' x 24'. Appellant claims that 46 feet is a typographical error. Application should be amended to indicate correct dimension.



Z-11317 • 56 SUMMER ST. WEST ROXBURY

Board of Appeal Referrals

3/24/88

Hearing: 3/29/88

Z-11357

Robert F. Walsh & Associates
609-613 Albany Street
Boston

Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from storage and pharmaceuticals to same and office and retail; erect three-story addition.

Violation(s): Excessive floor area ratio.

Insufficient setback of parapet.

VOTED: In reference to petition Z-11357, Robert F. Walsh & Associates, 609-613 Albany Street, Boston, for two variances for change of occupancy from storage and pharmaceuticals to same, office, and retail and erect three-story addition in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to building height are submitted to the Authority for design review approval. Appellant has reviewed plans with community, Historical Society, South End Landmarks Commission, and Worcester Square Neighborhood Association.



Board of Appeal Referrals

3/24/88

Hearing: 3/29/88 Z-10778-10779
Vincent Marino
8-10 Fort Avenue
Roxbury

Site: Three-story duplex structure

District(s): Residential, three-family (R-.8)

Purpose: Combine buildings for eight apartments; erect four-story rear addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, side, and rear yards.

Excessive floor area ratio and building height.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10778-10779, Vincent Marino, 8-10 Fort Avenue, Roxbury, for two forbidden uses and twelve variances to combine buildings for eight apartments and erect four-story rear addition in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to roof addition and landscaping of parking are be submitted to the Authority for design review approval. The three-story brick duplex structure has been vacant for approximately 15 years. The two new units will be located on the ground floor and in the roof addition. Fort Avenue contains similar multifamily rowhouses and this proposal will maintain the existing character of the surrounding neighborhood and provide for the necessary needed off-street parking. The proposed setback of the nine-foot addition will not impact existing views from the top of Fort Hill because of the steep grade of Fort Avenue and the distance between structures. There will be no visible change of the structure to the immediate abutters. The appellant has secured ten off-street parking spaces on a lot directly adjacent to the structure. Abutters support proposed addition and renovation to this vacant structure. Joint Development Committee and the Roxbury Neighborhood Council are opposed.



Z-10778-10779

8-10 FORT AVE ROXBURY

SUBJECT: Z#10911 - Construct a four-story convent
Marion Manor
29-35 Old Harbor Street
South Boston

Z#11042 - Erect a walkway, fire egress stairway, one-story addition
to the side, relocate laundry room
Marion Manor
20-40 Old Harbor Street
South Boston

BRA recommends DENIAL WITHOUT PREJUDICE

Staff and community residents have identified a number of issues which this proposal does not address.

INSTITUTIONAL ENCROACHMENT INTO A RESIDENTIAL AREA

The site is located within a H-1-50 zoning district. The site's existing FAR is 2.50. The on-site construction as proposed in Z11402 would increase the existing FAR to 2.52. The proposed convent - to be located off-site and across the street - has an FAR of 2.22. The proposed convent is four stories in an area of 2½ and 3 story buildings. Also, the proposed convent is approximately 48' high in an area where existing residences are 38' to 45' high.

OFF-STREET PARKING

Marion Manor presently provides 61 off-street parking spaces. Community residents indicate that this number does not respond adequately to the demand caused by staff, employees, visitors and service deliveries.

Although the changes proposed by the projects do not include additional staff, it is the Authority's position that additional off-street parking is necessary to ease the existing on-street parking demand.

EXHAUST/NOISE

The proposal relocates the laundry room from its present area on the 3rd floor (at grade on National Street) to the 1st floor of St. Joseph's Hall (an adjacent building on-site). Plans call for window fans/blowers and a new chimney as a means of providing exhaust. In light of existing conditions concerning noise caused by exhaust/cooling systems on both National Street and Old Harbor Street, chimney and window fan designs would need to be further studied. Residents of National Street and Old Harbor Street commented on fan related noises.

SERVICE AND DELIVERY

The proposal calls for the relocation of the laundry to Saint Joseph's Hall and for its existing space to be converted into refrigerated and dry storage space. Staff is concerned with the impacts of this relocation on the service and delivery site. Area residents complained loudly that the current service sites on National Street were inappropriate in that National Street is too narrow and too steep for delivery and service trucks, and suggest relocating these sites to Dorchester Street. Plans showing a service and delivery site on Dorchester Street are not available

